EVERGREEN * EAST HILLS VISION STRATEGY - Work Plan Topics

Topic	Task Force Discussion	Description
 Evergreen Development Policy (Traffic Policy) 	 1st Draft – 9/21/05 2nd Draft – 11/16/05 3rd Draft – 1/18/06 Final Draft – 4/19/06 	 In 1976 the original Evergreen Development Policy (EDP) was created to: a. Identify specific programs and policies for correcting transportation and flood protection deficiencies, and b. Establish an allocation program to allow residential development based on available traffic capacity, and planned transportation and flood protection improvements. The current EDP must be updated in order to provide new development capacity and link that development with the construction of transportation improvements and community amenities. The Evergreen Development Policy area is the area South of Story Road and East of Highway 101, excluding the area south of the Hellyer Avenue/101 intersection.
 Evergreen Vision Strategy 	 1st Draft – 10/19/05 2nd Draft – 12/20/05 3rd Draft – 1/18/06 Final Draft – 4/19/06 	The intent of the Evergreen Vision Strategy document is to articulate a vision for the area, explain the community process, and contain design guidelines to ensure a high quality community. The vision and design guidelines would apply to the major opportunity sites as well as other future development in the area.
• Development Applications	 8/31/05 10/19/05 3/15/06 4/19/06 	Development applications are the General Plan Amendments and Rezoning applications that have been filed by the property owners for the major opportunity sites. The General Plan Amendments propose to change the land use designations of the major opportunity sites to support potential development anticipated through the Evergreen Visioning Project. The Planned Development Rezonings will include specific land use controls (i.e., setbacks, height limits, etc.) to ensure consistency with the General Plan Amendments and compatibility with existing development.

^{*}All Task Force meetings are open to the public and will be held at the New City Hall in Wing 118 or as otherwise noticed.

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Торіс	Task Force Discussion	Description
• Retail Study	 Draft – 8/31/05 Final – 9/21/05 	The purpose of the retail study is to analyze the market potential (current unmet demand) and development feasibility (projected future demand) of new retail development in the Evergreen area.
• Schools and Other Issues	 9/21/05 10/19/05 12/20/05 1/18/06 4/19/06 	Work with affected school districts to ensure adequate school capacity without sacrificing a high quality education environment.
■ <u>Trade-Off Analysis</u>	8/31/0511/16/05	The Trade-Off analysis will evaluate the effect of different policy choices (such as residential densities, industrial conversion, and affordable housing) on the ability to pay for improvements and amenities; create jobs and economic growth; and achieve other policy objectives.
• Financing Strategy	 1st Draft - 1/18/06 2nd Draft - 2/15/06 Final Draft - 4/19/06 	The Financing Strategy will identify the appropriate financing mechanisms to ensure the construction of the transportation improvements and community amenities.
 Environmental Impact Report 	 9/21/05 10/19/05 1/18/06 	The Environmental Impact Report (EIR) will assess the potential environmental effects of the Evergreen Visioning Project and related actions, in compliance with the California Environmental Quality Act (CEQA). When the City reviews a project for CEQA compliance, it is determining if the project will or will not have significant environmental effects in a number of subject areas including, but not limited to: transportation/traffic, biological and cultural resources and hydrology/water quality.

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